

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1945
Frontage (ft):	240.00	Bathrooms:	1	Age:	79
Lot Area: (sq.ft.)	31,580.00	Full Baths:	1	Zoning:	RA
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$8,016.02
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	013-029-266

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity

Legal: PLAN NWP6204, DISTRICT LOT 158, NEW WESTMINSTER LAND DISTRICT, & PCL F(REF PL 6204) DL 157

Amenities:

Site Influences: Golf Course Nearby,Marina Nearby,Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'7 x 13'11	Main	Laundry	11' x 9'5
Main	Living Room	12'1 x 15'10			
Main	Primary Bedroom	12'1 x 13'5			
Main	Bedroom	8'2 x 8'4			
Main	Den	9'2 x 9'8			
Main	Den	5'5 x 9'5			
Main	Dining Room	9'2 x 15'10			

Finished Floor (Main):	1,136 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,136 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,136 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

A rare opportunity on Crescent Road! This 0.72-acre lot, located right beside Nico Wynd Golf Course and Marina, features 2 homes. The main house is a fully updated 2-bed, 1-bath rancher which is currently tenanted, and the historic "Lee House," a recognized heritage home which is ready for restoration. Investors will appreciate the opportunity with the adoption of Bill 44 that could impact future opportunities. Crescent Beach and White Rock Beach are just minutes away. This location is also perfect for building your dream home. This property offers an unmatched blend of possibilities. Schedule a viewing today!